

**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting – April 21, 2006**  
**DPLU Hearing Room, 9:00 a.m.**

The meeting convened at 9:04 a.m. and adjourned at 10:03 a.m.

**A. ROLL CALL**

**Commissioners Present:** Day, Kreitzer, Miller, Riess, Woods

**Commissioners Absent:** Beck, Brooks

**Advisors Present:** Beech, Kotitsa (DPW); Taylor (OCC)

**Staff Present:** Pryor, Caldwell, Cibit, Gowens, Muto, Russell, Stevenson, Turner, Jones (recording secretary)

**B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of March 24 and April 7, 2006**

**Action:** Riess – Woods

Approve the Minutes of March 24 and April 7, 2006.

Ayes: 5 - Day, Kreitzer, Miller, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 2 - Beck, Brooks

**C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

Leonard Bustin, representing residents of Sunshine Summit, submits a petition supporting mixed use zoning in their community. Mr. Bustin requests that the Planning Commission direct Staff to consider this request. The Commission is reminded that the Board of Supervisors has already endorsed two GP 2020 land use patterns, but Staff will talk with Mr. Bustin about his recommendations.

**D. Formation of Consent Calendar:** Items 1 and 2

**P74-172W<sup>3</sup>, Agenda Item 1:**

**1. Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, Major Use Permit Modification P74-172W<sup>3</sup>, Ramona Community Plan Area**

Proposed Modification of an existing Major Use permit to allow construction of a 2,400 square-foot addition, a 4½ X 8-foot monument sign and 55 parking spaces with associated minor grading and landscaping to an existing 15,125 square-foot religious assembly facility. The project is sited on property zoned RS7 Single-Family Residential Use Regulations, which permits religious assembly under the civic uses types subject to a Major Use Permit pursuant to Section 2105.a of the Zoning Ordinance. The subject property is located at 527 9<sup>th</sup> Street in Ramona, and is designated (6) Residential.

**Staff Presentation:** Gowens

**Proponents:** 1; **Opponents:** 0

This Item is approved on consent following Staff's clarification that 42 additional parking spaces are to be provided, not 55.

**Action:** Riess – Miller

Grant Major Use Permit Modification P74-172W<sup>3</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	5 -	Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Beck, Brooks

**TM 5304RPL, Agenda Item 2:**

**2. Hashim Saeed, Replacement Tentative Map 5304RPL, Otay Subregional Plan Area**

Proposed subdivision of a 40.59-acre parcel into 18 industrial lots ranging in size from 0.75 to 3.07 acres in the (1.1) Current Urban Development Area (CUDA) Regional Category and the (21) Specific Plan Area Land Use Designation of the General Plan. The site is in Subarea I of the East Otay Mesa Specific Plan, and is zoned (S88) Specific Plan with a minimum lot size of 30,000 square feet. The project will be accessed via existing public roads, Airway Road and Michael Faraday Road, and is located in the northwest corner of Airway Road and Michael Faraday Road.

**Staff Presentation:** Caldwell

**Proponents:** 1; **Opponents:** 0

This Item is approved on consent following a clarification from Staff, at Commissioner Kreitzer's inquiry about the amount of cut and fill proposed. Staff explains that the earthwork will balance this relatively flat land to allow very flat pads for the proposed industrial/commercial uses. There will be no importation or export of soil.

**Action:** Riess - Miller

Adopt the Resolution approving TM 5304RPL, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

Ayes:	5 -	Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Beck, Brooks

**TM 5304RPL, Agenda Item 2:**

Following the Commission's vote on this Item, a neighboring property owner informs the Planning Commission of his opposition to the proposal. He insists that approval of this project as proposed will result in a realignment of his property line without compensation, and violates his property rights. This property owner also states he was not properly notified of this proposal by the applicant, nor did the applicant allow him adequate time to respond to the proposal. He threatens to initiate legal proceedings if the proposal is approved. Commissioner Riess inquires whether construction work will be done entirely within onsite easements, and Staff explains that though road construction will be within the dedicated easement, a slope easement and the existing right-of-way allows for slope and drainage rights beyond that 51-foot dedicated easement.

**Action:** Woods – Kreitzer

Reconsider the Planning Commission's previous action on TM 5304RPL.

Ayes:	3 -	Day, Kreitzer, Woods
Noes:	2 -	Miller, Riess
Abstain:	0 -	None
Absent:	2 -	Beck, Brooks

**The Motion to reconsider this Item fails. The Planning Commission's previous Motion approving TM 5304RPL stands.**

**Agenda Item No. 3:**

**3. County Counsel's Quarterly Report**

**Report to the Commission on legal developments in planning and land use, covering the period of January 1, 2006 through March 31, 2006.**

**Proponents: 0; Opponents: 0**

County Counsel provides a brief written and oral presentation on legal developments in land use.

**Administrative:**

**E. Report on actions of Planning Commission's Subcommittees:**

No reports were provided.

**F. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

Commissioner Day has volunteered to attend the April 26, 2006 Board of Supervisors meeting.

**G. Discussion of correspondence received by the Planning Commission:**

There was no correspondence received.

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**Department Report**

**H. Scheduled Meetings:**

May 5, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 19, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 2, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 16 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 30, 2006	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
July 14, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 28, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 11, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 25, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 8, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 22, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room

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**Administrative:**

October 6, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 20, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 3, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 17, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 1, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 15, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 10:03 a.m. to 9:00 a.m. on May 5, 2006 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.